

SAUL'S ADDITION SHUG LITTLE CITY

Suburb Filled With Homes,
All Detached, in
Four Years.

OWNERS OCCUPY
EVERY HOUSE

Prominent Washington People Live
in Section Easy of Access
and Pretty.

In four years a little city, in which there are none but separate, detached homes, no apartment houses, no business blocks, and where everyone owns the home in which he lives, has been added to the District.

The little city is Saul's Addition to the City of Washington, and spreads itself over the entire area from Buchanan street, on the south, to Gallatin street, on the north, and from Piney Branch road, on the west, to Georgia avenue, on the east.

Four years ago the Saul estate, which until that time had cultivated this tract of land as a farm, pasture, and nursery, determined to subdivide it and sell off lots to those desiring suburban residences.

The fourteenth street car line ended at Park road then, but plans had been made to extend the line to Decatur street, and there built a new car barn. Shortly thereafter the street cars were continued to the Saul farm, and access to the proposed suburb was made easy.

March of Fine Buildings.

At that time, too, the pretty detached frame homes of Mt. Pleasant, with their lawns, gardens, and shade trees, houses which formed a pleasing contrast to the crowded and built-up conditions of the city itself, were beginning to be replaced by tall apartment houses and rows of brick houses. The old homes of Mt. Pleasant were being replaced by the dwellings of the speculative builder, who erected the rows of houses simply because two or three sections of a row, suitable for two or three families occupancy, could be built on the same frontage of ground as that used by the old-time frame home.

It was believed that Washington people still desired the old-fashioned, detached house, built of frame, and surrounded with some ground of its own. Consequently the owners of the new subdivision put restrictions into their deeds which assured a community free from the rows of houses. In a row, if a community should one day grow upon the rural land. Not more than one house should be built on a lot, no lot should be used for a store or business purpose, there must be no apartment house erected, no house must itself cost less than \$4,000, and other restrictions were put upon owners of land in Saul's addition.

In four years the hopes of the projectors have become realized. A community of artistic houses has arisen, and there is no row of houses in the property which now has not some building upon it.

Two Kinds of Builders.

Lots were sold both to home seekers and to builders. The latter have erected about two-thirds of the houses and have sold them to home seekers. Others erected their own houses after plans of their own selection. The result is a wide diversity of architecture, and none of it out of harmony with the whole community. Every house is built by its owner. Considerable building is going on this winter. M. H. Bray, M. H. Harrison, and John Peters are some of the builders who have erected houses in Saul's addition. The first builder is erecting several this winter. Two of these are on Thirteenth street, facing down Crittenden street toward Georgia avenue, which at this point is only a block to the east.

The houses being erected by Mr. Bray are a good average of the type in the section. While several expensive homes have been built, the large majority of them are cost \$5,000. These are frame structures on lots 50x140 feet, contain ten rooms and bath, and will sell for about \$8,500.

Two of the best houses in the whole section have just been completed, the homes of Ralph L. Galt and of Arthur M. Burt. Mr. Galt's home is at the southwest corner of Fifteenth and Delafield streets, and is one of the best brick houses in the locality. The fact that brick has been used in its construction, however, does not make it out of harmony with the surrounding homes of wood. The house cost about \$25,000 and occupies 7,500 square feet of ground. A wide colonial porch extends around the front and side. There is a conservatory in the rear of the house. It has the appearance of being but two stories in height, but a third floor is disclosed by the dormers in the roof. Mr. Galt intends to leave his present residence, at 1300 N street northwest, and occupy his new home at once.

Mr. Burt's New Home.

Mr. Burt has moved into his home on the next corner north, Emerson street. This, perhaps, is the best example of originality in architecture in the whole section. Mr. Burt is himself an architect, and the home is the result of his own ideas of a house. Gray shingles and yellow cement are the materials used, and the design is the most unique in the whole District. The house is a large one, yet the total cost of building and around hardly exceeded \$12,000.

Another notable house of frame and cement is that of George B. Mullin. It is situated on a lot at the southeast corner of Crittenden and Thirteenth streets, extending 21 feet on the first and the entire depth of the property, 200 feet. A wide expanse of lawn about the house and stable in the rear, gives the house, which covers a large area, a suitable setting. This is another of the expensive houses, costing \$25,000, but it is one of the ornaments of the tract.

H. M. Snyder has erected an attractive English house, a cost of about \$10,000, on Crittenden street, near Georgia avenue. It is unique in its neighborhood.

Of public buildings two are now projected, a school house to cost \$75,000, which is expected to be finished within a year, and the John D. Dickinson Home for Aged Men, plans for which are now being considered by the Washington Loan and Trust Company. The trustees of a fund of \$100,000 left by Mr. Dickinson for a memorial in honor of his father. The sum covers the cost of the building and its endowment.

To Occupy Two Squares.

This building will occupy about two squares among the trees between Piney Branch road and Fourteenth street, extending south from Gallatin street.

The school house will be erected on the north side of Farragut street, between Thirteenth and Fourteenth streets, upon twelve lots, for which \$15,000 was recently paid by the District. The price of property in Saul's Addition

Attractive New Homes in Saul's Addition, A Section Which Is Entirely Built of Individual Homes



NEW HOME OF RALPH L. GALT,
AT FIFTEENTH AND DELA-
FIELD STREETS.

tion varies from 30 to 60 cents a foot, though there have been many resales of lots at considerably higher figures. The same prices are being asked today by the agents of the subdivision as were put upon the property when it was opened, but a number of resales have been made at advances of from 10 to 50 per cent.

For the past three years the property has been in the hands of the N. L. Sansbury Company.

Just north of Saul's Addition is Fourteenth Street Terrace and upon this newly opened subdivision several road houses have been erected, notably that of J. Carey King, at the northwest corner of Fourteenth and Gallatin streets. This is a detached house of high order, but there is a tendency to erect some semi-detached houses, which are not permitted in Saul's Addition.

The four years' development of Saul's Addition from a farm to a well built up community of artistic and individualistic homes seems to indicate that there is still plenty of room for the erection of similar communities in the District.

CHEVY CHASE BONDS GO WITH A RUSH

Entire Issue of \$300,000 Sub-
scribed by Outside
Investors.

That foreign capital appreciates the stability of values of real estate in the District of Columbia is evidenced by the fact that the entire issue of \$300,000 in bonds authorized by the Chevy Chase Land Company was subscribed exclusively by outside investors during the past week.

The bonds, for which the company pledged selected portions of its holdings in the District, were issued in denominations of \$1,000, are payable November 1, 1920, and bear interest at the rate of 6 1/2 per cent. The Union Trust Company is named as trustee in the deed of trust filed by the company to secure the bonds.

To Reduce Indebtedness.

The new issue is understood to be for the purpose of funding and reducing the company's indebtedness, and many of the subscribers merely renewed the subscriptions they had under a previous bond issue.

The former incumbrance included lands owned by the company across the boundary line of the District, in Maryland. These Maryland tracts are eliminated from the present deed of trust, which is said, also, not to include subdivisions called Chevy Chase, D. C. and Chevy Chase Heights. All the unsold lots in the other tracts owned by the company are understood to be included in the blanket trust securing the new bond issue.

Georgetown Is Active.

A boom in Georgetown property, where one sale of thirty-six lots aggregated nearly \$100,000, swelled the total of northwest lots sold to seventy-six. The northeastern section came next with twenty-four lots sold, followed closely by the southeast with twenty-one lots. But three lots were conveyed this week in the southwestern section.

The \$100,000 deal in Georgetown was made by Louis C. Ferrell, who conveyed thirty-six lots on T street, between Thirteenth and Thirtieth streets, to William L. Stewart. Nine other sales in West Washington were closed during the week.

Only two sales were recorded in the business section this week, and both near New York avenue. J. Miller Kenyon sold a pair of two lots on that avenue, between Ninth and Tenth streets, to Daniel D. Conlon. The price is not stated. Moses Goldenberg spent \$6,000 in acquiring a site for a warehouse on Eleventh street, near New York avenue, in the rear of his seventh street store.

Big Week For Loans.

The Chevy Chase bond issue helped materially the financial market this week to pass the \$500,000 mark. The total of loans for the week was \$39,243.08, advanced on the security of 227 lots, in addition to the Chevy Chase holdings, at an average interest rate of 4 1/2 per cent. The money notes aggregated \$18,816.48. The building associations loaned over \$4,000.

County holdings were most heavily encumbered, the total reaching \$67,894.08. Within the city the record shows northwest, \$18,730; northeast, \$27,530; southeast, \$30,330, and southwest, \$9,550.

PURCHASE LOTS ON WISCONSIN AVE.

Sidney T. Cooper has purchased two lots in Wisconsin Avenue Park from the F. H. Mandler Company for \$2,700. The lots are together, 60 by 150 feet, the price figuring 30 cents a foot. Mr. Cooper intends to erect a bungalow upon the property.



TWO HOUSES THIRTEENTH AND CRITTENDEN STREETS.

District Realty Transfers

Northwest.
32 K street northwest—Aloysius B. Eichorn et ux to Wallace H. Morris, lot 294, square 62, \$10.
1719 Nineteenth street northwest—Henry H. Glass, trustee, to John C. Athey and Walter C. Clephane, trustees, lot east of square 121, \$3,350.41.
M street northwest, between Twentieth and Twenty-first streets—Joseph A. Fitzgerald et ux to Isabella Fitzgerald, part lots C and D, square 96, \$10.
M street northwest, between Sixth and Seventh streets—Jacob M. Stein to Joseph T. Byrne, part lot 9, square 68, \$10.
Wisconsin avenue extended—Ellie Fabre to George E. Foster, lots 221 and 222, square 120, \$10.
1113 Twenty-fourth street northwest—Ida W. Hunt to Charles J. and L. Pusey et ux, convey same property to Ida W. Hunt, lot 32, square 120, \$10.
320 Sixth street northwest—William H. Sholes et ux to Thomas H. Evans, part original lot 22, square 62, \$10. Thomas H. Evans conveys same property to W. Wallace Chiswell and William H. Sholes, \$10.
T street northwest, between Thirty-fifth and Thirty-sixth streets—Louis C. Ferrell et ux to William L. Stewart, lots 22 to 27, block 162, Burleigh, \$10.
Eighteenth street northwest, between R and S streets—Charles W. Collier et ux to Margaret S. E. Cameron, lots R and S, bond issue, \$10.
1514 Tenth street northwest—Julia O. Penabaz et vir, Gustave to Anna and Annie Kriketidine, lot 58, square 120, \$10.
1413 Tenth street northwest—Charles F. Hickson W. Field to William Kennedy, part lot 108, square 120, and part lots 17 and 18, square 100, \$10.
1713 K street northwest—Laura E. Billings to Colby M. Chester, part original lot 25, square 120, \$10.
212 Eleventh street northwest—Theodore Gould, executor, et al. to Joseph Otterberg, lot 4, square 221, \$10.
232 Fourteenth street northwest—Thomas W. Smith et ux to Andrew Stewart, lot 33, square 92, \$10.
29 Massachusetts avenue northwest—Thomas J. Kenney et ux to Emma B. Woods, part lot 7, square 62, \$10.
Nineteenth street and Jefferson place northwest—George G. McCintock, lot 33, 36, 37, square 120, \$10.
Cambridge place, near Avon place northwest—Wallace Chiswell et al. to Anne L. Thompson, lot 207, square 120, \$10.
Virginia avenue northwest, between Twentieth and Twenty-first streets—Frank J. Deane et ux to Jesse E. Travis, lots 9, 10, and 11, square south of 104, \$10.
Volta place northwest—George J. Pritch to George T. Pritch & Son Company, part lot 126, square 124, \$10.
Twenty-first street northwest, between M and N streets—Isabella Fitzgerald to Thomas J. Hursey, part original lot 4, square 69, \$10. Thomas J. Hursey conveys same property to Isabella Fitzgerald (for life) and Catherine M. Gorman, Joseph A. Fitzgerald, and Isabella F. Hall (remainder), \$10.
Eleventh street northwest, between L and M streets—George G. McCintock, lot 33, square 120, \$10.
312 T street northwest—Horace W. Turner et vir, George W. to William H. Turner, Cambridge place, near Avon place northwest—Wallace Chiswell et al. to Emma J. Crut, lot 24, square 120, \$10.
1415 Tenth street northwest—Sebastian Goldsmith et ux to Jacob Flax, lot 36, square 120, \$10.
Massachusetts avenue, between Seventeenth and Eighteenth streets—Margaretta P. Leach to Alexander McD. Lee, lot 48, square 108, \$10.
T street northwest, between N and O streets—Joseph J. Vaters to John L. and Virginia W. Love, same property, \$10.
Third street northwest, between P and Q streets—Isaac Kriketidine et ux to Harry and Ida Lutsky, lot 58, square 120, \$10.

Southwest.
Thirteenth-and-Half and C streets southwest—William P. Corcoran et ux to James P. Shea, east one-half of lot 1, square 353, \$10. James P. Shea conveys same property to William P. and Mary E. Corcoran, \$10.
708 7th Street southwest—Charles L. Woodard et al. trustees, to Benjamin F. De Atter, original lot 16 and part original lot 15, square 465, \$2,300.

Southeast.
Rear of C street southeast, between Thirteenth and Fourteenth streets—Sadie T. Roe to Charles A. Ford, lots 59 and 61, square 341, \$10.
1410 South Carolina avenue southeast—Walter D. Middleton to William L. Pollard, lot M, square south of 104, \$10.
Fourth and C streets southeast—Same to same, east half lot 2, square south of 104, \$10.
1213 G street southeast—John Lewis Smith et al. trustees, to Stuart A. Walker, part lot 22, square 102, \$10.
A street southeast, between Fourth and Fifth streets—John M. Hill et ux to Lucien T. and Nellie H. Royall, part original lot 5, square 291, \$10.
E street southeast, between Third and Fourth streets—George C. Humphrey et ux to Charles M. and Mary S. Sizer, lot 13, square 784, \$10.
204 and 208 N street southeast—Henry H. (Continued on Page Thirteen.)

**MUNYON'S
PAW-PAW
LIVER PILLS**

I want any person who suffers with biliousness, constipation, indigestion, or any liver or blood ailment, to try my Paw-Paw Liver Pills. I guarantee they will purify the blood and put the liver and stomach into a healthy condition and will positively cure biliousness and constipation, or I will refund your money. Munyon's Homeopathic Home Remedy Co., 53rd and Jefferson Sts., Philadelphia, Pa.

**For
Brother?
It's hard to decide
and you will find the
Xmas
Suggestions
On Page 15
Helpful.**

NEW HOME OF ARTHUR M. BURTT,
AT FIFTEENTH AND EMER-
SON STREETS.

TWO DWELLINGS
BRING \$14,500

E. M. F. Washington Com-
pany Adds Warehouse
to Its Holdings.

The sale of two houses for \$14,500, is reported this week by Gardner & Dent, Charles J. Stockman has purchased through them from Mrs. Mary D. Shipley the three-story dwelling at 215 Second street northeast for \$5,500. They have also sold for Ogilvie Shumate the three-story house at 3017 Thirteenth street northwest, for \$9,000.

They also report the lease for a term of years of the warehouse building at Q street northeast to the E. M. F. Washington Company. The company intends to use the building as a distributing branch for its Southern territory.

BUILDING PERMITS

The following building permits were issued today:

T. W. C. Daudt for one two-story frame and pebble dash dwelling at 5500 Colorado avenue northwest; architect and builder, W. C. Daudt; estimated cost, \$5,250.

To E. S. Warren for one two-story brick dwelling at 116 Maryland avenue southwest; architect, E. V. Van Horn; builder, R. Shipley; estimated cost, \$2,100.

To S. W. Grafflin for one two-story brick hall at 2015 Fourteenth street southeast; architect, John R. Cadie; builder, S. W. Grafflin; estimated cost, \$1,000.

To Isaac Feldman to repair building at 130 Third street southwest; architect, Isiah T. Hutton & Co. builder, Isaac Feldman; estimated cost, \$1,100.

A \$1300 Hart-Kraft Delivery Wagon



Special at \$900 Easy Terms

The most remarkable delivery wagon value ever put on sale in Washington. Make inquiries at once.

PROBEY CARRIAGE CO.,
1230 32nd Street N. W.

TILL NOON TOMORROW

Want Ads for The Sunday Evening Times are received at the Main Office of The Times on Saturday nights until 11 o'clock and on Sunday till noon.

Telephone Main 5260 and give your advertisement over the telephone if you like. Then, too, Times Want Ads are received in nearly every drug store at regular rates.

Want Ads in The Sunday Evening Times bring

Monday Morning Results

GROUND IS BOUGHT FOR SEVEN HOUSES

Building Operation of \$60,-
000 Involved in Munroe
Street Sale.

A sale of unimproved property at the northwest corner of Eighteenth and Munroe streets northwest, involving a building operation of more than \$60,000, has been closed by William Cororan Hill. Through this office Mrs. Louise A. Williams has sold for \$11,000 12,000 square feet of ground at that place to Harry A. Kite and W. W. Chiswell.

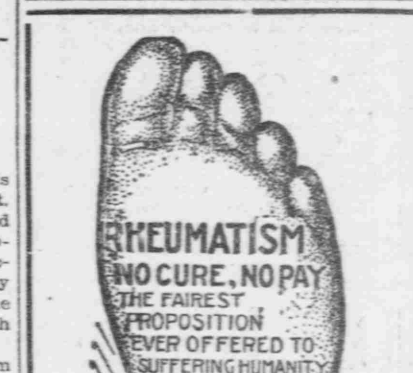
Upon the property Kite and Chiswell will erect seven houses to cost about \$7,000 each. There will be three stories in height and contain eight rooms and two baths.

Mr. Hill this week has also rented two large winter residences, one, the residence of the late Mrs. William H. Slack, at 1738 P street northwest, to Gen. Joseph C. Tift, and the other at 1725 N street northwest, to Dr. Thomas C. Martin.

PLAN TO BEAUTIFY SIXTEENTH STREET

At an informal meeting of the Sixteenth Street Association last night, Mrs. J. B. Henderson proposed that Congress be asked to decorate the street with busts of the Presidents and other public men. She also advocated the reduction of the number and size of real estate signs on vacant lots.

A meeting of the association to consider Mrs. Henderson's propositions with regard to the improvement of Sixteenth street will be called upon the arrival in the city of the project, Mrs. Thomas Carter, of Montana.



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NO CURE, NO PAY
THE FAIREST
PROPOSITION
EVER OFFERED TO
SUFFERING HUMANITY**

**ELECTROPODES
A NEW ELECTRIC TREATMENT**

WE CAN SHOW THAT
ELECTROPODES

Have Actually Cured More Cases of
Rheumatism and Kidney Trouble
than all other remedies combined, and
they will cure you.

Try them. You have nothing to lose. Simply deposit one dollar with any good druggist and get a pair of ELECTROPODES. If they do not cure you, the dollar is yours. If they do, you return them and get your dollar back. ELECTROPODES build up the entire nervous system, curing nervous headaches and all nervous ailments in a most scientific manner. They never fail to produce sound and peaceful sleep, and restore a good circulation of the blood, which makes weak hearts strong and cold feet warm. If your druggist cannot supply you, send one dollar to the ELECTROPODE CO., Reed Building, Philadelphia, and receive a pair by return mail. Remember, your money will positively be refunded if they fail to cure.

Mention Whether for Lady or Gentleman

The Peerless Hair Tonic
Grow

Removes dandruff, falling hair and other hair ailments. Get next to a bottle and have beautiful hair.

25c A Bottle At All Druggists.

**"BLACK RAVEN"
SHOES FOR MEN**

\$2.50 "Save You a Dollar"

Wm. Hahn & Co.'s

Three Reliable Shoe Houses

Cor. 7th and K Sts. 1214-16 Pa. Ave. N.W. 233 Pa. Ave. S. E.

ON ACCOUNT OF INTERESTS in Southern Florida I shall be out of the city temporarily, beginning about December 7. If you or your friends are planning to have me do any Dental Work in the near future I would appreciate an early call in order that I may complete the work before I leave. Kindly advise your friends of this.

DR. VAUGHAN, 1211 P street northwest. Phone Main 7652.

"You Can Get It At Andrews"

Thanksgiving Novelties and Favors

A wonderfully attractive assortment of novel, comical, and pretty things—just what you want to help along the fun and festivities at Thanksgiving gatherings.

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